

Before the Board of Zoning Adjustment

PUBLIC HEARING - April 16, 1969

Appeal No. 9990 Norman Bernstein, et al., appellant.

THE ZONING ADMINISTRATOR OF THE DISTRICT OF COLUMBIA, appellee.

On motion duly made, seconded and unanimously carried, the following Order of the Board was entered at the meeting of April 23, 1969.

EFFECTIVE DATE OF ORDER - August 11, 1971

ORDERED:

That the appeal for permission to continue beauty salon, drugstore, valet shop, dance studio and restaurant-cocktail lounge, on the first floor of premises as non-conforming uses, apartment house adjuncts, or in the alternative variance to permit continuance of same at 1701 16th Street, N. W., lot 815, Square 192 be granted conditionally.

FINDINGS OF FACT:

1. Subject property is located in an R-5-C District.
2. At the hearings, applicant withdrew the request to continue the dance studio.
3. The Chastleton was built in 1920 and operated as an apartment-hotel with hotel adjuncts including those listed in this appeal.
4. It is no longer practicable to maintain the hotel status by providing 30 rooms for transient guests.
5. Conversion to apartment house status is permitted under the Zoning Regulations. However, the non-residential activities listed in this appeal would not be able to continue without Board relief.
6. No opposition was registered at the public hearing to the granting of this appeal.

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OPINION:

We are of the opinion that the appellant has not established justification for a variance nor has appellant established justification for apartment house adjuncts.

The Board finds that the uses mentioned in this appeal as amended are nonconforming uses and may continue in accordance with the provisions of the Zoning Regulations controlling maintenance or change of nonconforming use.

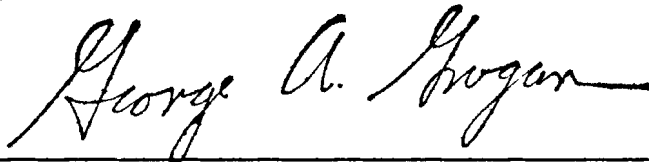
This Order shall be subject to the following conditions:

1. No neon or gas tube displays shall be located on the outside of the building nor shall any such displays, if placed inside the building, be visible from the outside.
2. The dance studio should not be included in the list of uses recognized by this Order.

BY ORDER OF THE D. C. BOARD OF ZONING ADJUSTMENT

ATTESTED:

By:



GEORGE A. GROGAN
Secretary of the Board

THAT THE ORDER OF THE BOARD IS VALID FOR A PERIOD OF SIX MONTHS ONLY UNLESS APPLICATION FOR A BUILDING AND/OR OCCUPANCY PERMIT IS FILED WITH THE DIRECTOR OF INSPECTIONS WITHIN A PERIOD OF SIX MONTHS AFTER THE EFFECTIVE DATE OF THIS ORDER.